



Quadrant Estate Agents

£195,000



## Linden Lodge, Linden Road

Bicester, OX26 6GE

Located in a quiet area of Bicester town centre, this one bedroom ground floor apartment in the popular Linden Lodge retirement development offers light and bright accommodation with French doors leading from the large living room to a small patio within the private maintained gardens, along with a well appointed kitchen, double bedroom with considerable fitted wardrobe space, and spacious shower room, along with a large walk in storage cupboard.

Linden Lodge is a modern retirement complex built by Churchill Homes and offers a comfortable and sociable setting with a large communal living room and guest suite, along with residents' parking, and is within a short walk to the central shops, amenities and transport links

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## ACCOMMODATION

- Leasehold
- Council Tax Band - C
- EPC - B
- Council - Cherwell District Council
- Construction - Standard
- Mains Electricity, Water & Drainage
- Heating - Electric
- Communal Gardens & Residents Parking
- Service Charge - £3676.55 Per Annum; Ground Rent - £818.22 Per Annum
- Mobile Coverage & Internet Speeds - Check Ofcom Website



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.